

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction BALDWIN PARK

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
ROEM Project	5+	Renter	47	16	0	1	64	0	Low Income Housing Tax Credits		
(9) Total of Moderate and Above Moderate from Table A3					0	19					
(10) Total by Income Table A/A3			47	16	0	19					
(11) Total Extremely Low-Income Units*			8								

* Note. These fields are voluntary

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Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	1	0	0	1	Rehabilitation of existing, dilapidated structures through the City's Program #2
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	1	0	0	1	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	5	0	13	0	0	18	18

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	142	0	47	0	0	0	0	0	0	0	47	95
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	83	0	16	0	0	0	0	0	0	0	16	67
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		90	0	0	0	0	0	0	0	0	0	0	90
Above Moderate		242	0	19	0	0	0	0	0	0	-	19	223
Total RHNA by COG. Enter allocation number:		557	0	82	0	0	0	0	0	0	0	82	475
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 2: Home Improvement Residential Program (HIRP)	Rehabilitate owner-occupied housing units to remove substandard conditions. Provide low interest and deferred loans and grants to lower-income families with a goal of providing assistance to a total of 24 households per year, providing assistance to a total of 192 households during the 2014-2021 planning cycle. Prioritize grants for extremely low-income households with a goal of providing grants to at least 2 extremely low-income households (of the 24 total households per year), if applications from eligible extremely low-income households are submitted. Continue to provide assistance through HIRP for the construction of bedroom additions to ameliorate overcrowding conditions. Continue to provide	Ongoing-- 2021	The City continues to promote the HIRP. In 2014, one Home Improvement Loan and one Home Improvement Grant were provide to a Baldwin Park Resident.

	<p>assistance through HIRP for home improvements that provide access and safety for disabled residents. Continue to provide information on HIRP at public counters and on the City's website.</p> <p>Encourage the use of the program to eligible residents who visit the planning department for permits or technical assistance on other types of renovations or remodels.</p>		
Program 3: Rental Rehabilitation Program	Rehabilitate 2 low- and moderate-income units annually, for a total of 16 during the 2-14-2021 planning cycle	As applications are received	The City is not currently providing rental rehabilitation loans. No applications for this program were received.
Program 4: Preservation of At-Risk Rental Housing	<p>Monitor status of the 222 affordable housing units that are at risk of converting to market rate.</p> <p>Work with owners and property managers to discuss preservation options of affordable housing units at risk of converting to market rate.</p> <p>Monitor Section 8 legislation and provide technical assistance to property owners as necessary.</p> <p>Inform non-profit housing organizations of opportunities to acquire and continue affordability of at-risk units.</p> <p>Inform residents in units that are converting to market rents of affordable housing programs available in the City, including Setion 8 and other affordable housing developments</p>	Annually and as needed	<p>No projects were converted in 2014. The current HUD Section 8 contract expiration dates are as follows, for the 4 complexes identified as "at-risk" of conversion to market rate:</p> <p>Frazier Park 5/18/2018 Ramona Park 11/2/2020 Clark Terrace 1/31/2015 Syracuse Park 1/31/2015</p>
Program 5: First-Time Homebuyer Program	<p>Expand home ownership opportunities to low-and moderate-income first-time homebuyers.</p> <p>Provide homeownership assistance to 3 households annually, for a total of 24 households during the 2014-2021 planning period</p>	Ongoing and annually	During 2014, no first-time homebuyer loans were provided.
Program 6: Mortgage Credit Certificate (MCC)	Continue to participate in the regional MCC program, and encourage applicants to City's first-time homebuyer program to	Ongoing-- 2021	The City continues to participate in the regional MCC program administered by LA County

	take advantage of program.		
Program 7: Section 8 Housing Choice Voucher Program	<p>Participate in efforts to maintain, and possibly increase, the current number of Housing Choice Vouchers available to Baldwin Park residents, and direct eligible households to the program.</p> <p>Encourage apartment owners to list their properties with the Baldwin Park Housing Authority as eligible to receive Section 8 tenants.</p> <p>Provide priority assistance to displaced households residing in substandard housing, and households spending greater than 50 percent of their income on housing.</p>	Ongoing-- 2021	The Baldwin Park Housing Authority administers Public Housing and Section 8 Rental Assistance for the City. The Housing Authority currently has approximately 550 units leased with Section 8 Voucher holders. There are 320 households remaining on the waiting list.
Program 8: HOME Tenant-Based Rental Assistance Program	Provide rental assistance to 8 households per year that are currently on the Section 8 waiting list. Prioritize assistance to extremely low-income households.	Ongoing-- 2021	In 2014 the City provided HOME Tenant-Based Rental Assistance (TBRA) to 3 participants. All three (3) household recipients earn 30% of the area median income (extremely low income households).
Program 10: Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth	<p>Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development.</p> <p>Make the vacant and underutilized residential sites inventory available to non-profit and for-profit housing developers on the City's website.</p>	Ongoing-- 2021	The City continues to provide appropriate land use designations and zoning to facilitate a variety of types of residential development.
Program 11: Mixed-Use Sites	<p>Continue to facilitate the construction of residences in mixed-use developments.</p> <p>Continue to provide incentives for lot consolidation in the MU-2 Zone through the use of graduated density zoning.</p> <p>Provide technical assistance for interested developers, including land development counseling by City planners, and the facilitation of negotiations between property owners to encourage lot consolidation.</p> <p>Continue to monitor development interest, inquiries, and progress toward mixed-use development. Periodically re-evaluate approach and progress.</p>	Ongoing; reevaluate annually	The City has established clear zoning standards for the MU-1 and Mu-2 zones. In 2014 a mixed-use project was approved for 70 housing units and 5,920 s.f. of commercial development. The project is currently under construction and is located in the City's Downtown MU-1 Zone.

Program 12: Land Use Controls	Provide flexibility in development standards such as open space, parking, setback, and height limits through the Administrative Adjustment and Specific Plan processes.	Ongoing-- 2021	No administrative adjustments were sought in 2014. One Specific Plan was approved in 2014 (ROEM Project--69 affordable and 1 manager's unit) and is currently under construction. Another Specific Plan for a small lot single family detached development was initiated in 2014.
Program 13: Density Bonus/Development Incentives	Continue to comply with State law provisions for density bonuses as a means to facilitate affordable housing development. Continue to exempt affordable housing projects from certain development fees, such as Quimby and public art fees.	Ongoing-- 2021	The City Continues to comply with State law with regard to density bonus provisions. The City continues to exempt affordable housing projects from development fees including the Parks fee. The ROEM Project, which is currently under construction is exempt from both parkland and public art fees. The DC Corp. Fortin St. Project which is a single-family detached density bonus project approved in 2014 will provide one affordable unit for a family of low income. The affordable unit associated with the DC Corp. Fortin St. Project is also exempted from parkland and public art impact fees.
Program 14: Expedite Project Review	minimize the time required for project approvals, and provide fast track permit processing for project with an affordable component. Develop a proves for concurrent processing of residential projects, and priority processing for affordable housing developments.	Ongoing-- 2021	The City offers a streamlined development process as part of its standard protocol. The Design Review Committee facilitates this process; it is an inter-departmental staff-level review board responsible for reviewing all multi-family residential and selected single-family residential projects. The Committee meets on a monthly basis or as needed. In 2014 a developer initiated a modification to an existing specific plan and tentative tract map for a small lot single-family detached housing development (Mega 5).
Program 15: Extremely Low-Income and Special Needs Housing	Continue to recognize housing opportunities for extremely low-income persons by allowing emergency shelters by right in the I-C Zone, subject to those conditions and standards as consistent with State Law. Subject emergency shelters to the same development standards as other similar uses within the I-C Zone, except for those provisions permitted by State Law and included in the Baldwin Park Zoning Code for emergency shelters. Continue to allow the establishment of transitional and supportive housing that function as residential uses, consistent with similar residential uses and pursuant to SB 2. Review the Zoning Code to ensure compliance with State Law related to	Ongoing, 2 years for Zoning Code, 2015 for Regional Center coordination	Emergency shelters are permitted by right in the I-C zone, pursuant to the Zoning Code. Due to staffing constraints, the City has not yet reviewed the Zoning Code to ensure compliance with State law related to zoning for transitional and supportive housing. The City approved a density bonus for a single-family detached housing project (DC Corp. Fortin St. Project) which will sell one unit to a family of low income. No projects have been proposed to provide housing for persons with disabilities. Due to staffing constraints the City has not yet implemented an outreach program with the Regional Center, but anticipates working toward this target in 2015 including posting a link to the Regional Center's website on the City's website, which is being redesigned in 2015.

	<p>zoning for transitional and supportive housing. As needed, modify zoning to be in compliance with SB 2 to permit transitional and supportive housing, as defined in Housing Element Law, in zones allowing residential uses as a residential use of property subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.</p> <p>Prioritize projects that include special needs housing or housing for extremely/very low income households in the development application review process.</p> <p>Seek State and federal funds, as they may become available, for the support of housing construction and rehabilitation for persons with disabilities, including persons with developmental disabilities.</p> <p>Meet with developments of supportive housing as requested to help them understand how housing for persons with disabilities, including developmental disabilities can best be constructed in Baldwin Park.</p> <p>Work with the San Gabriel/Pomona Regional Center to Implement an outreach program informing families within the City of housing and services available to persons with developmental disabilities. make such information available on the City's website and as printed information as appropriate locations in the City.</p>		
Program 17: Fair Housing Program	Continue to assist households through the Housing Rights Center, providing fair housing services and educational programs concerning fair housing issues.	Ongoing-- 2021	The City continues to support the Housing Rights Center with allocation of CDBGF funding sources and providing referrals to this agency. Information on Fair Housing is available on the City's Housing Division website, including a flyer with Housing Rights Center information and services provided.

	<p>Refer fair housing complaints to the Housing Rights Center and assist in program outreach.</p> <p>Continue to support distribution of fair housing material and information throughout the City by the Housing Rights Center. Provide information on fair housing resources on the City's website.</p> <p>Continue to comply with all State and Federal fair housing requirements when implementing housing programs or delivering implement recommendations from 2010 Analysis of Impediments to Fair Housing Choice related to fair housing.</p>		<p>The City complies with all State and Federal fair housing requirements.</p> <p>All recommendation from the 2010 Analysis of Impediments to Fair Housing Choice were implemented in FY 10/11 and continued in 2014.</p>
Program 18: Reasonable Accommodation	<p>Provide information to residents on reasonable accommodation procedures via public counters and the City website.</p>	Ongoing-- 2021	<p>The Reasonable Accommodation Ordinance is a codified component of the Zoning Code and is available on the City's website and at the public counter.</p>
Program 1: Community Improvement	<p>Continue to provide proactive code enforcement activities to maintain and improved housing and neighborhood conditions, qualities, standards and property values.</p> <p>Concentrate efforts on removing blighted conditions from specific areas, such as areas north of Ramona near Maine Avenue and in the southwestern section near the freeways, through the enforcement of existing building codes.</p>	Ongoing-- 2021	<p>The Code Enforcement Division actively works to eliminate unsightly, unhealthy and undesirable conditions in the City by investigating and enforcing code violations in response to resident's complaints, observations by staff, referrals from other City Department and City Officials. Compliance is accomplished by cooperation and education of the public. The Division also issues citations for non-compliance and prosecutes major violators.</p>
Program 9: Affordable Housing Development Assistance	<p>Continue to provide financial and regulatory incentives to increase the supply of affordable housing. Provide technical and financial (as available) assistance for the development of 20 new affordable housing units during the 2014-2021 Housing Element period using a combination of federal, state and local funds to provide land cost write downs and other construction assistance.</p> <p>Continue to meet with nonprofit developers to explore partnerships on a regular basis.</p>	Ongoing; meet with developers biannually	<p>Due to the loss of Redevelopment Housing Set-aside funds, City efforts to develop new affordable housing are significantly curtailed. The ROEM Project which is currently under construction was funded in partial with Low Income Housing Tax credits.</p>

	<p>Assist developers in the assemblage of property and, as appropriate and necessary, provide land write downs for affordable housing developments.</p> <p>Provide technical assistance to developers to acquire and assemble propertieds for affordable housing development.</p> <p>Focus a portion of assistance toward development projects that meet the needs of extremely low-, very low- and low-income renters and large families.</p>		
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General Comments: